

Sugar City Planning & Zoning Meeting

July 16, 2020

Commissioners in Attendance: Dave Thompson, Christine Lines, Paul Jeppson, Dan Mecham

Others in Attendance: Giuliano Prieto, Chase Hendricks (City Attorney), Quinton Owens (P&Z Administrator)

Meeting was called to order: 7:05 by Planning and Zoning Chairman Dave Thompson

Prayer given by: Commissioner Mecham

Pledge of Allegiance

Report on Business Park Meeting: Allowing (non-Business Park) truck traffic in the Business Park was an item that came up in the Special Business Park Meeting. Potentially allowing truck traffic going through the Business Park was reviewed as opposed to going down other streets with residential dwellings. Sugar Avenue through the Business Park was said to be built to a higher standard for trucks, but the CC&R's currently do not allow through truck traffic except for businesses in the park as was the original intent for the development. It was decided to allow short term use of Sugar Avenue for truck traffic while the city works out transportation improvements for an alternate route. Ted Hendricks firmly stated and emphasized that this work around should be a short term solution only.

A proposal to rename the Park to the "Glen & Dorothy Dalling Business Park" was discussed. Aside from being a lengthy name, owners mentioned interest in not changing the name. Suggestions were made to create a small park in the southeast corner for the multiple people using the walking path around the business park. Multiple options were looked at for visitors to park vehicles, and the corner lot being a larger lot could be reduced in size by moving the north property line and increasing the size of the adjacent lot. Because Glen fought hard to have the walking path included it was proposed to name the path after Glen and Dorothy Dalling instead of renaming the Business Park.

Dealing with violations in the Business Park was addressed on how the CC&R's will be enforced. Multiple lots and their violations were noted and are being worked on for correction and resolution of the conflicts. Legal action was approved to proceed.

Public Comments: Guiliano Prieto introduced a possible conversion of the old sugar factory into loft apartments with part of the lot used as a horse arena was introduced. The property is zoned light industrial and would require at least a zone change for this use. Giuliano explained he is in the business of improving existing buildings to improve communities, and he shared some examples of what he has done. He strives to be a part of the passion people have for their communities, and he is now interested in changing the use and making improvements to the Sugar Factory. His plan to place grass in the front and parking in the back would be an ideal option with the school across the street. The desire to have some open space for horses is for those who want horses but cannot keep them where they live such as in the center of town. There would only be twenty 2 to 4-bedroom dwelling units with common areas in the building. As a potential Multiple-use zone, special use permits would be needed. The horse arena may option as a business use by offering rides to the public.

Additional report from Chairman: Further discussion with Salem residents showed they are interested in being part of Sugar City, to where and some residents are attempting to compose a subset of ideas for the Salem area as part of our Comprehensive Plan.

Discussion on Comprehensive Plan and Town Hall meetings: Dick Dyer has some presentations that could be presented at the meeting. Commissioner Lines working with a survey from 2004 to reuse, removed two questions. One was relating to straightening 3rd South, but because of a 99-year lease and discussion with Mayor Dalling on Clyde Haacke's property the question was thought to be irrelevant. Another question about promoting business growth (question 24) may need to be reworded to be more neutral. She has further updated the survey with boxes and an arbitrary completion date. Further discussion was had on suggested changes which will be made and resent for review. To help citizens give an informed response, it would benefit to have a town hall meeting to present facts & options, and then give out the survey. Someone said there may be a legal issue with sending out the survey, and Chase will investigate possible restrictions in doing the survey. The request was also made for Chase to verify that a Salem resident could not be on the P&Z Commission until they are made part of the impact area, but the commission could for ask for advice.

Annexation discussion was tabled.

Land Use Discussion: It was suggested to go through past proposed changes to the land use schedule and compare to the map. The request was made to compile and resend out the documents with proposed changes.

Discussion on short term rentals: Prompted by discussion with other building inspectors and codes found in other cities, Quinton is looking into a short-term rental ordinance for Sugar City to help regulate their use for safety and zoning issues. They are allowed by state statute but can be regulated as each jurisdiction deems necessary. For example, they may be regulated by the land use schedule, approvals for safety could be done with business licenses, or allowed quantities per lot could be determined. An apartment could likely be allowed for short-term use because its use is the same but only the duration of the tenant is different. This is just brought up as a topic Quinton is researching and may come forward soon as a proposed ordinance.

Motion made by: Commissioner Jeppson to adjourn the meeting

Seconded by: Commissioner Lines

Voting in favor: Unanimous

Meeting adjourned: 8:19